



GRASSROOTS
REALTY GROUP

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**4105, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2243055



\$294,888

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Spacious Condo in a Prime Community, Discover this well-maintained main floor unit, a 2-bedroom, 2-bathroom condo located in one of the most sought-after neighborhoods. Featuring a recently updated appliance-brand new stove, hood fan, washer and modern flooring, and freshly new paint throughout the unit. This apartment combines comfort with contemporary style. The kitchen and both wash rooms have brand new Countertops. Whether you're looking for a cozy home or a smart investment, this condo is a perfect choice. Looks NEW inside - neutral tones, Ideal OPEN FLOOR PLAN with bedrooms separated by the living area for added privacy. The SPACIOUS living room has double sliding doors to OUTDOOR PATIO. Hot water RADIANT heating throughout with baseboard radiators, and thermostatic control - included in condo fees! Condo fees also include Electricity. Includes one underground parking spot - Visitor parking on the street or outdoor stalls. This is an EXCELLENT OPPORTUNITY for first-time buyers to get a "new" condo in a great complex, CLOSE ACCESS to Deerfoot, downtown, or 22X. CONVENIENT LOCATION in the building eliminates stairs and a long walk from the elevator! McKenzie Towne is a unique community with a European feel - all amenities nearby! Right-priced 2 bed/2 baths in the area! Move in immediately!